

## **7-5-4 EXTERIOR PREMISES:**

(A) General: All land, whether improved or unimproved, shall be maintained free from any structural nuisance, accumulation of filth, garbage or blighting condition, which includes, but is not limited to, graffiti on walls, fences, mailboxes, etc., accumulation of litter, rubbish, refuse, waste material, bottles, papers, glass, cans, organic or inorganic materials, abandoned vehicles, discarded appliances, discarded furniture, broken glass, piles of mixed material, dry vegetation, rags, empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing straw, packing hay or other packing material, lumber not neatly piled, lumber stored in front yards, hazardous wastes, scrap iron, tin and other metal not neatly piled or anything whatsoever in which insects may breed or multiply or which provides harborage for rodents, snakes, or other harmful pests or which may otherwise create a fire hazard, or health hazard.

(B) Maintenance Of Recreational And Architectural Pools: All recreational swimming and architectural pools and spas shall be properly maintained so as not to create a safety hazard, or harbor insect infestation, or create a visible deteriorated or blighted appearance. Water shall not be allowed to stagnate. Security fencing is required as set forth in subsection [3-4-1\(A\)](#) of this code. Fencing or other barriers required for swimming pool and spa enclosures shall be properly maintained. The premises shall be free from safety hazards inclusive of, but not limited to, lack of security, water stagnation, or abandoned pools, regardless of whether or not there is water in the pools. All pools shall be free from visible deterioration or blighted appearance. (Ord. 2259, eff. 6-28-1991)

(C) Weeds, Bushes, Trees And Other Vegetation: All exterior property areas shall be kept free from dry vegetation, tumbleweeds, weeds, bushes and tall grass and trees which present a visual blight upon the area, which may harbor insect or rodent infestations, or which is or may likely become a fire hazard or otherwise threaten the health and safety or the economic welfare of adjacent property owners or occupants. It is the responsibility of the owner or occupant to cut or remove grass and weeds in excess of twelve inches (12") high throughout the property, unless the community development director, in consultation with the Prescott fire chief or his designee, determines that it is not practical to do so on some or all of the property. (Ord. 4370, 1-27-2004)

(D) Fences, Screen Walls And Retaining Walls: All fences, screen walls and retaining walls on the premises shall be safe and structurally sound. They shall be maintained so that they do not constitute a blighting, or deteriorated condition.

(E) Exterior Insect, Rodent And Animal Control: All premises shall be kept free from insect and rodent infestation and other noxious pests. This provision shall not require action to disturb the natural or cultivated activity of bees, rabbits, or other insects and animals where such activity is not a danger or nuisance to any resident or residence of the area, and where other applicable legal requirements are met. (Ord. 2199, 7-24-1990, eff. 10-22-1990)

(F) Abandoned Vehicles And Refrigerators: All exterior premises shall be maintained free of all abandoned vehicles and refrigerators; provided, however, that this shall not prohibit the storage or location of not more than one abandoned vehicle on a parcel of property, provided that said vehicle is located and screened in accordance with subsection (H) of this section. (Ord. 4076, 1-23-2001)

(G) Sidewalks: All persons owning any building, lot or premises within the city are hereby required to maintain and repair all sidewalks, driveway culverts and street parkways adjacent to said building, lot or premises in a safe and sound condition, free of decay and defect, as more specifically set forth in Title VIII, Chapter 1 of this code. (Ord. 2272, eff. 7-25-1991)

(H) Storage And Maintenance Of Motor Vehicles: Motor vehicles which are inoperable or dismantled may be stored, maintained, and kept on residential private property provided that such vehicles are not stored, maintained, or kept within the front yard portion of the residential lot and are adequately screened from public view by employment of one or more of those types of screening permitted by this chapter. (Ord. 3315, eff. 3-16-1995)

For purposes of this subsection, the term "front yard" means that historic vehicles, owned by the occupants of the principal building on a residential lot, shall be stored and maintained only in locations permissible for accessory buildings, except such vehicles may be stored or maintained within the front one-half (1/2) of the lot provided they are located no nearer the front lot line than the required minimum front yard setback, which may be further reduced in accordance with section 2.7.3(D)(7) of the Prescott land development code.

For purposes of this subsection, adequate screening consists of fences, walls, and hedges located in yard areas, which generally surround and/or screen a parked or stored historic vehicle from public view, provided, such does not exceed six feet (6') in height and, provided further, that if located in any front yard, such shall not exceed four feet (4') in height, or violate the provisions of section 6.3.10 of the Prescott land development code. No fence, wall, or hedge over four feet (4') in height used to screen a parked or stored historic vehicle may be erected on a corner lot so as to encroach within a triangular area formed by the property lines and a line connecting points thirty feet (30') from the intersection of the right of way lines. Adequate screening for purposes of this subsection may also consist of natural topographical features, trees, or like vegetation which generally screen parked or stored historic vehicles from public view. (Ord. 4449, 1-11-2005)

(I) Nuisance Trees: All exterior premises shall be kept free of trees which constitute a nuisance, or which may present a danger to persons, property and other vegetation. For the purposes of this subsection, a tree shall be deemed a nuisance and be deemed detrimental to the public health and safety if:

1. It appears dead, dangerous or likely to fall; or

2. It is not pruned to a height of fourteen feet (14') above the street to accommodate vehicles such as garbage trucks, buses and street maintenance trucks; or
3. It is not pruned to a height of at least eight feet (8') above the sidewalk; or
4. It obstructs a curb, gutter, street or sidewalk; or
5. It interferes with any underground or aboveground utilities; or
6. It is in dangerous proximity with a public utility; or
7. It interferes with a planned public improvement; or
8. It appears to be infected with infectious diseases, parasites or insects. (Ord. 4202, 2-26-2002)